



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Business Development Division

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Rev. 10/10/08

ECONOMIC DEVELOPMENT ADVISORY COUNCIL
Minutes
August 1, 2008
7:30 A.M.

The meeting convened at 7:30 A.M. in the City Council Chambers, 37 Green Street, Concord. Coffee and nourishment was served compliments of Allen Bennett.

PRESENT: Allen Bennett, Tim Bernier, Dr. Douglas Black, Chris Carley, Byron Champlin, Mark Coen, Peter Cook, Larry Gloekler, Jan McClure, and Bill Norton

ABSENT: David Feller, John Hoyt, Dan St. Hilaire, Claudia Walker, and Stephen Heavener

STAFF: Carlos P. Baía, Deputy City Manager - Development
Bev Rafferty, Administrative Assistant

I. MINUTES OF THE JUNE 13, 2008 EDAC MEETING, JUNE 27, 2008 AND JULY 18, 2008 EDAC REGULATIONS SUB-COMMITTEE MEETINGS

Dr. Black made a motion to accept the minutes as written; seconded by Mark Coen; passed unanimously. However, later in the meeting, Peter Cook noted one amendment to the June 13, 2008 EDAC minutes. On page 6, sixth paragraph, please amend the minutes to read that Concord Litho was seeking approval for a **lot line adjustment**, not a parking lot. This correction will be made.

II. CITY MASTER PLAN UPDATE

Christopher "Kit" Morgan, Chairperson of the Concord Conservation Commission had been asked to attend today's meeting to discuss the Commission's view of the TDR (Transferable Development Rights) item of the Master Plan. However, Mr. Morgan was unable to attend but in conversation with staff, he indicated the Commission had not yet addressed the TDR issue. Therefore, Carlos Baía suggested that the members of EDAC who had attended Roger Hawk's Planning Board presentation of the TDR report give an update.

Some members noted the report indicated the concept can work. Carlos Baía gave a brief overview of the two ways in which TDR can work. One way is a developer negotiates an easement or fee simple purchase of open space with a private property owner and then uses that as a credit within the Urban Growth Boundary. The benefits of this is that the city is not involved; however, the feasibility is somewhat questioned.

The other way is based on a formula established by the city. A developer pays a fee and those monies would be put in a "bank" for use later on when the developer wants to build

additional units. This is Mr. Hawk's preferred option but it has an extra layer of bureaucracy.

Mark Coen inquired what is the guarantee that that money would be used to buy property. At the Planning Board presentation there was no discussion and details were not specific.

Tim Bernier noted this should be all based on the real estate market; TDR should be a market driven item. He explained his interpretation of the report. TDR encourages redevelopment of the downtown.

There was lengthy discussion on how a TDR works and Bill Norton gave examples. Mark Coen noted this is very complicated and there are not many places in the United States where it has worked.

Jan McClure indicated the goal of TDR is an anti-sprawl method of trying to construct development in the areas where you have services. . A technique needs to be created that will help increase development without sprawl. Ms. McClure noted she preferred the open market concept vs. creating it through the city..

Of 142 programs reviewed, 20 have been successful and it was noted that the areas that have been successful have been more than just a municipality, it was the whole region.

Tim Bernier inquired of the successful programs, how much residual value was left in the land.

Members inquired if there was a specific example of how TDRs could be applied here in Concord but there was not. Bill Norton felt Concord could go to the Urban Land Institute or American Planners Association and see if they had an intern to do more research on this. Jan McClure would like to establish an area in the Urban Growth Boundary (UGB) to increase density in which there would be local support. Byron Champlin noted if this is the direction we are going to go, we need to educate the citizens. You can't take older neighborhoods in the community and try to impose new regulations on them. Roger Hawk's responsibility was for two reports: one on the TDR and the other a traditional neighborhood development report that it is assumed will provide the framework for addressing some of these issues.

It was noted that at the TDR workshop, the City Planner indicated the receiving areas were not all of the Urban Growth Boundary. It was estimated that these zones would be relegated largely to West Concord and portions of East Concord. Bill Norton noted that we do not know enough, with the information we have, to do anything meaningful at this time. Chairperson Carley noted there would need to be a pretty fired up market.

Roger Hawk's report indicated values from Chuck Thompson; some members inquired if they are accurate; and Jan McClure noted John Langill of Cherry Hill Homes felt they were close.

Jan McClure inquired about the performance credit program (Density Transfer Credit), the government program. The value numbers were discussed. Tim Bernier indicated

that most people in the RO district own land as an investment, they look for the best return.

Chairperson Carley inquired what the Planning Board was going to do next. Jan McClure feels that are waiting for the other report from Roger Hawk.

Peter Cook inquired if we are using the TDR because changing the zoning is not a palliative solution. Chairperson Carley noted it is one tool to keep growth out of the RO district.

The Planning Board had asked Doug Woodward, City Planner, and maybe Roger Hawk to give specific examples of how this might work in Concord. Should EDAC pursue this or wait until the Planning Board gets the examples?

Housing development in the UGB was discussed. Tim Bernier inquired that, depending on the type of housing people want, will they pass us by? We need to try and create housing that they need (i.e. workforce housing) and we need a range of affordable housing. We need to provide housing opportunities to everybody.

Mark Coen noted this is market driven; people gravitate to where they really want to be.

The TDR will not be discussed at EDAC again until further reports, examples, etc. are presented to the Planning Board.

III. REGULATIONS SUBCOMMITTEE UPDATE

Tim Bernier informed EDAC that the sub-committee of EDAC was created to look at the regulations. At the last meeting they went through the regulations and made a list of zoning ordinances that could be rewritten or deleted to create a more uniform flow of the regulations. The sub-committee has not quite yet worked out if there should be an entire rewrite or just better organization.

Some of the zoning may be more appropriate in the sub-division/site plan regulations.

Chairperson Carley noted that with the new Master Plan, zoning should be revisited because it is a follow-up to the Planning document. The Chairperson also noted this sub-committee was created at the behest of Mayor Bouley who met with EDAC recently and asked EDAC to attack specific problems they have so they may go before the current City Council.

It was noted that perhaps some of the zoning ordinances would be better placed in the site plan regulations, so we don't put people through the process twice (zoning and planning). It is hoped to have suggested changes presented to City Council later this Fall.

Bill Norton noted he has been thinking on a larger scope. The Mayor's charge, now that the Master Plan has been adopted, is to look at it more strategically. He inquired if we have too many zones? It was noted the review should not be done chapter by chapter.

Carlos Baía asked if EDAC would allow, he hopes to have a resolution in next month with specific directions from the Mayor and the sub-committee is meeting again on August 22nd. EDAC will be going to City Council and informing them that is what we feel is best for the city's economic development and explain what amendments can be done right away and what we can hold for something in the future. EDAC agreed with this.

IV. CREATIVE ECONOMY UPDATE

Byron Champlin noted the Executive Summary on page 4 of the Creative Economy report really provides what people need to know. The high points that were identified are five goals and eight priority results. Dreeszen Associates did a great job but this is a task force driven document. This represents the substance of what came out of the retreat held April 3, 2008. The plan is to present this to City Council at the September meeting.

Chairperson Carley noted that some of these goals need buy-in from the Council to make this work. EDAC has been working on the creative economy revolving loan also. Byron suggested a letter of endorsement from EDAC would be helpful. Jan McClure made a motion that EDAC submit a letter to the City Council endorsing this plan; seconded by Allen Bennett; the motion passed unanimously. Carlos will draft a letter for Chairperson Carley's signature.

Dr. Black suggested that EDAC highlight the priority results in the letter of support and Larry Gloekler suggested that "priority results" be changed to "action steps". This was agreed by all.

It was also noted that the Mayor has expressed interest for this group to continue this effort. Byron Champlin mentioned he was amazed at the amount of energy that was unleashed in this process and thanked EDAC for its help and support. It was also noted that the spirit of M. T. Mennino, who started the creative economy focus, was in this as well.

V. WINDSOR SQUARE PROPOSAL

Carlos Baía informed EDAC that this project is continuing. The developer has done test pits; a development agreement was sent to the developer in June and the city is awaiting their response. There will, of course, be a series of public hearings to come. The new development would be 125,000 square feet for retail use. The State property is 3.43 acres and the frontage is owned by the city. That land was deeded to the city in 1991 through a property deed to improve Loudon Road.

The State received a second report from the city identifying 18 additional sites for their fueling station. The State is currently in the process of reviewing that report.

VI. REFERRAL FROM CITY COUNCIL - PENACOOK VILLAGE LAUNDROMAT

Carlos Baía explained that the new owners of 285 Village Street would like to convert an auto body shop to a Laundromat. The challenge to them is that their property is currently zoned CU (Urban Commercial) and the owner is requesting an extension of the boundary line to the CBP (Central Business Performance) District due to the parking restrictions in the CU district. The CBP district has no parking requirements.

There was discussion on how the lot is set up, how many parking spaces are currently there and how many do they need for the Laundromat. The access to the driveway is off Washington Street. They would need to bring parking up to code. It was suggested that, if EDAC supports the rezoning, it might be more effective to extend the CBP District from 285 Village Street two lots South to Coral Street. The Laundromat wants to keep 4 - 5 spaces in front. They do not

want to provide any parking in the back. It was noted that Penacook is a “walkable” community. Members inquired how this change would affect people on the corner of Coral Street and Bill Norton indicated it would be an “up” zone and the property would have more value. There will have to be a public hearing to pass the zoning change.

Bill Norton made a motion that EDAC recommend extending the CBP District two lots South to Coral Street; seconded by Allen Bennett; motion passed unanimously. Carlos Baía will draft a letter to City Council for Chairperson Carley’s signature.

VII. HOW’S THE ECONOMY DOING?

Carlos Baía noted the Policom Report Ken Lurvey was to circulate. This report was enclosed in the agenda package and notes that out of 577 communities in the country with a population of under 50,000, Concord was named # 3 in outstanding economic environment.

VIII. OTHER BUSINESS

- ❖ Carlos Baía noted that bizjournals had identified the top ten “Dreamtowns” and Concord, New Hampshire came in at number 10. “Dreamtowns” are identified as micropolitan areas that offer the best small town quality of life with the amenities of a metropolitan area. Carlos will send the “msnbc” link to EDAC members for their information.
- ❖ Carlos informed EDAC that we have placed info on the city’s web site for our weekly Development Team meetings and showed the flyer that is now being posted around City Hall and other areas. He also informed EDAC we are working on an ad for CCTV. A member inquired about State projects and how do we work with them. Carlos noted those projects are usually reviewed at the quarterly State, Capital, Regional Planning Commission meetings.
- ❖ Bill Norton asked to have a letter of support prepared by EDAC for the Central NH Regional Planning Commission’s Program for Alternative Transportation and Health (PATH) initiative. CNHRPC was applying for a grant and a letter of support would be helpful. Mr. Norton noted the CNHRPC has been a catalyst for this program (ride share/bike ped). Mr. Norton had drafted a letter and aside from a couple of minor edits, Mark Coen made a motion to send the letter of support; seconded by Byron Champlin; motion passed unanimously. Staff will make the edits noted and send the letter to Chairperson Carley for signature.

X. ADJOURNMENT

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 8:50 A.M.

Respectfully Submitted,

Beverly A. Rafferty
Administrative Assistant